001.A	0004	0038.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	722,800 /	722,800
USE VALUE:	722,800 /	722,800
ASSESSED:	722,800 /	722,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-40	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #: 38

Owner 1:	LIAO EILEEN LINGCHEN
Owner 2:	
Owner 3:	
Street 1:	11 SHEAN RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	LI YIN & -
Owner 2:	HU RANLIANG -
Street 1:	38 LAFAYETTE ST UNIT 38
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1600 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	722,800			722,800
Total Card	0.000	722,800			722,800
Total Parcel	0.000	722,800			722,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.75 | /Parcel: 451.75

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	310045
GIS Ref	
GIS Ref	
Insp Date	05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 001.A-0004-0038.0

!15595!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	722,800	0	.		722,800		Year end	12/23/2021
2021	102	FV	702,100	0	.		702,100		Year End Roll	12/10/2020
2020	102	FV	691,700	0	.		691,700	691,700	Year End Roll	12/18/2019
2019	102	FV	617,500	0	.		617,500	617,500	Year End Roll	1/3/2019
2018	102	FV	547,100	0	.		547,100	547,100	Year End Roll	12/20/2017
2017	102	FV	475,700	0	.		475,700	475,700	Year End Roll	1/3/2017
2016	102	FV	473,200	0	.		473,200	473,200	Year End	1/4/2016
2015	102	FV	430,700	0	.		430,700	430,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:01:25

LAST REV

Date	Time
08/26/21	11:05:33

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15595

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI YIN &,	67764-238		8/8/2016		635,500	No	No		
CHIU PHILIP T &	58002-433		12/2/2011		424,000	No	No		
SHANNON ST LLC,	51581-71		8/15/2008		430,000	No	No		

USER DEFINED

Prior Id # 1:	1223
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2021	USPS	JO	Jenny O
5/10/2018	Measured	DGM	D Mann
3/2/2012	MLS	EMK	Ellen K
1/5/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8002																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.30624998
Const Adj.:	0.98990101
Adj $ / SQ:	394.383
Other Features:	90562
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	757653
Depreciation:	34852
Depreciated Total:	722801

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	414.10
Special Features:	0	Val/Su Net:	451.75
Final Total:	722800	Val/Su SzAd	451.75

SKETCH

UnSketched SubAreas:
GLA: 1600,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,600	394.380	631,012

Net Sketched Area:	1,600			Total:	631,012
Size Ad	1600	Gross Area	1600	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

001.A-0004-0038.0

IMAGE

AssessPro Patriot Properties, Inc